066.0	0004	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,200 /	785,200
					USE VALUE:	785,200 /	785,200
					ASSESSED:	785,200 /	785,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANEHY STEVEN L/TRUSTEE
Owner 2:	DANEHY IRREVOCABLE TRUST
Owner 3:	
Street 1:	285 PAPERMILL LN
Street 2:	
Twn/City:	FAIRFIELD
St/Prov:	CT Cntry: Own Occ: N
Postal:	06824 Type:

PREVIOUS OWNER

Owner 1:	DANEHY VIRGINIA M -
Owner 2:	-
Street 1:	14 EDGEHILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Brick Veneer Exterior and 2029 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5376.000	373,700	4,600	406,900	785,200
Total Card	0.123	373,700	4,600	406,900	785,200
Total Parcel	0.123	373,700	4,600	406,900	785,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.99 /Parcel: 386.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42340

GIS Ref

GIS Ref

Insp Date 11/09/18

!5673!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,700	4600	5,376.	406,900	785,200		Year end	12/23/2021
2021	101	FV	362,300	4600	5,376.	406,900	773,800		Year End Roll	12/10/2020
2020	101	FV	301,700	4600	5,376.	406,900	713,200	713,200	Year End Roll	12/18/2019
2019	101	FV	239,200	4600	5,376.	377,800	621,600	621,600	Year End Roll	1/3/2019
2018	101	FV	239,200	4600	5,376.	377,800	621,600	621,600	Year End Roll	12/20/2017
2017	101	FV	239,200	4600	5,376.	331,300	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	239,200	4600	5,376.	302,300	546,100	546,100	Year End	1/4/2016
2015	101	FV	233,200	4600	5,376.	267,400	505,200	505,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:35:10

LAST REV

Date	Time
10/06/20	11:07:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5673

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANEHY VIRGINIA	59824-58		8/23/2012	Convenience	99	No	No		
	9655-241		1/1/1901	Family		No	No		Robert T Denehy dod 10/16/78

USER DEFINED

Prior Id # 1:	42340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	897	Redo Kit	174,500	C				
11/5/2009	1111	New Wind	3,438					
11/1/2007	1006	New Wind	8,700					
4/29/1999	230	Manual	3,000					REROOF PORCH
5/26/1998	320	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Mail Update	MM	Mary M
7/1/2020	Permit Visit	DGM	D Mann
11/9/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Entry Denied	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5376		Sq. Ft.	Site		0	70.	1.08	12									406,896						406,900	

Total AC/HA:	0.12342	Total SF/SM:	5376	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,896	Spl Credit		Total:	406,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34813833
Const Adj.:	1.01411188
Adj $ / SQ:	177.731
Other Features:	76500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459088
Depreciation:	85390
Depreciated Total:	373697

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

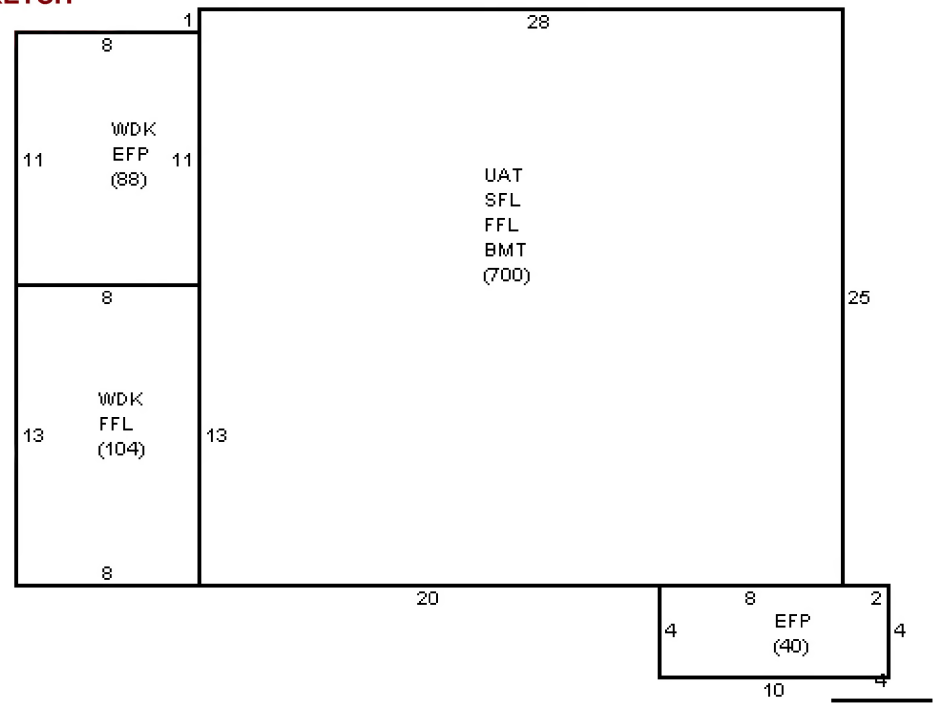
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.50
Special Features:	0	Val/Su Net:	138.46
Final Total:	373700	Val/Su SzAd	248.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	177.730	142,896
BMT	Basement	700	61.850	43,295
SFL	Second Floor	700	177.730	124,412
WDK	Deck	192	11.370	2,182
UAT	Upper Attic	175	124.410	21,772
EFP	Enclos Porch	128	49.180	6,295

Net Sketched Area:	2,699	Total:	340,852
Size Ad	1504	Gross Area	3224	FinArea	2029
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1934	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc